

EXECUTIVE SUMMARY

FOR LEASE | APPROXIMATELY ±1,000 - 3,000 SF RETAIL SPACE
35 82ND DRIVE, GLADSTONE , OR 97027



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	3,000 SF
Available SF:	1,000 - 3,000 SF
Lot Size:	0.85 Acres
Year Built:	1978
Zoning:	C3 - General Commercial
Market:	Gladstone
Submarket:	Clackamas/ Milwaukie

PROPERTY OVERVIEW

Stand-alone retail building comprised of approximately 3,000 SF. Building has a history as a bank and includes a 2 lane drive-thru, perfect for pharmacy or similar use. The extensive, paved parking lot is newly sealed and striped and offers abundant parking.

LOCATION OVERVIEW

Located in Gladstone, just a few blocks away from the Clackamas River. In close proximity to busy I-205 and Hwy 213 with several restaurants and grocery stores nearby. Excellent access and traffic exposure located just 1 block from Arlington with over 18k+ cars per day.

PROPERTY HIGHLIGHTS

- Two lane drive-thru opportunity
- Abundant off street parking
- Stand-alone building
- In close proximity to both I-205 and Hwy 213
- Ideal User: Pharmacy, chiropractor, medical office, general retail
- Uses to Avoid: Restaurants, Food, High Water Usage

MARISSA LEE

Commercial Broker
Marissa@CommercialRENW.com
971.280.2222

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com

EXTERIOR PHOTOS

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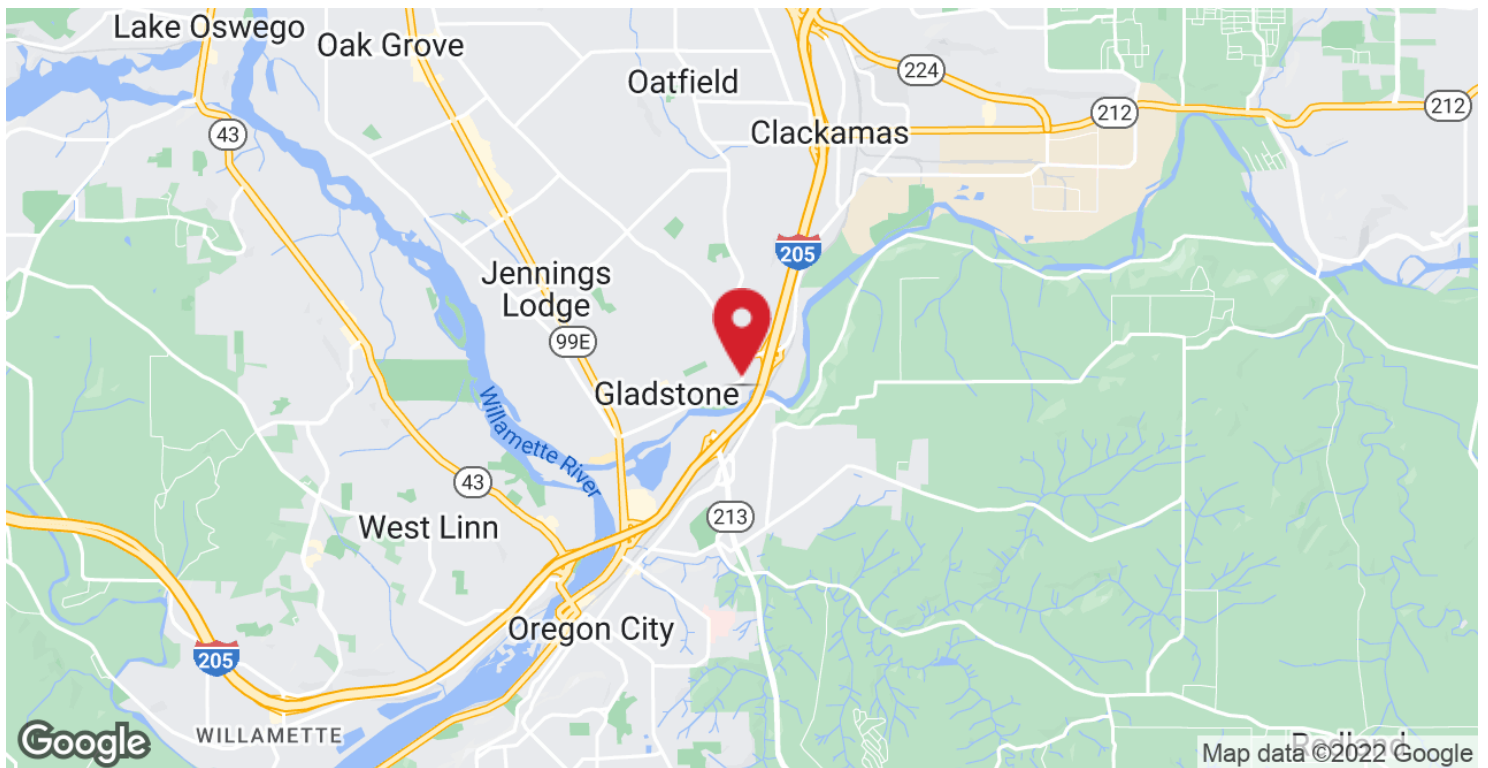
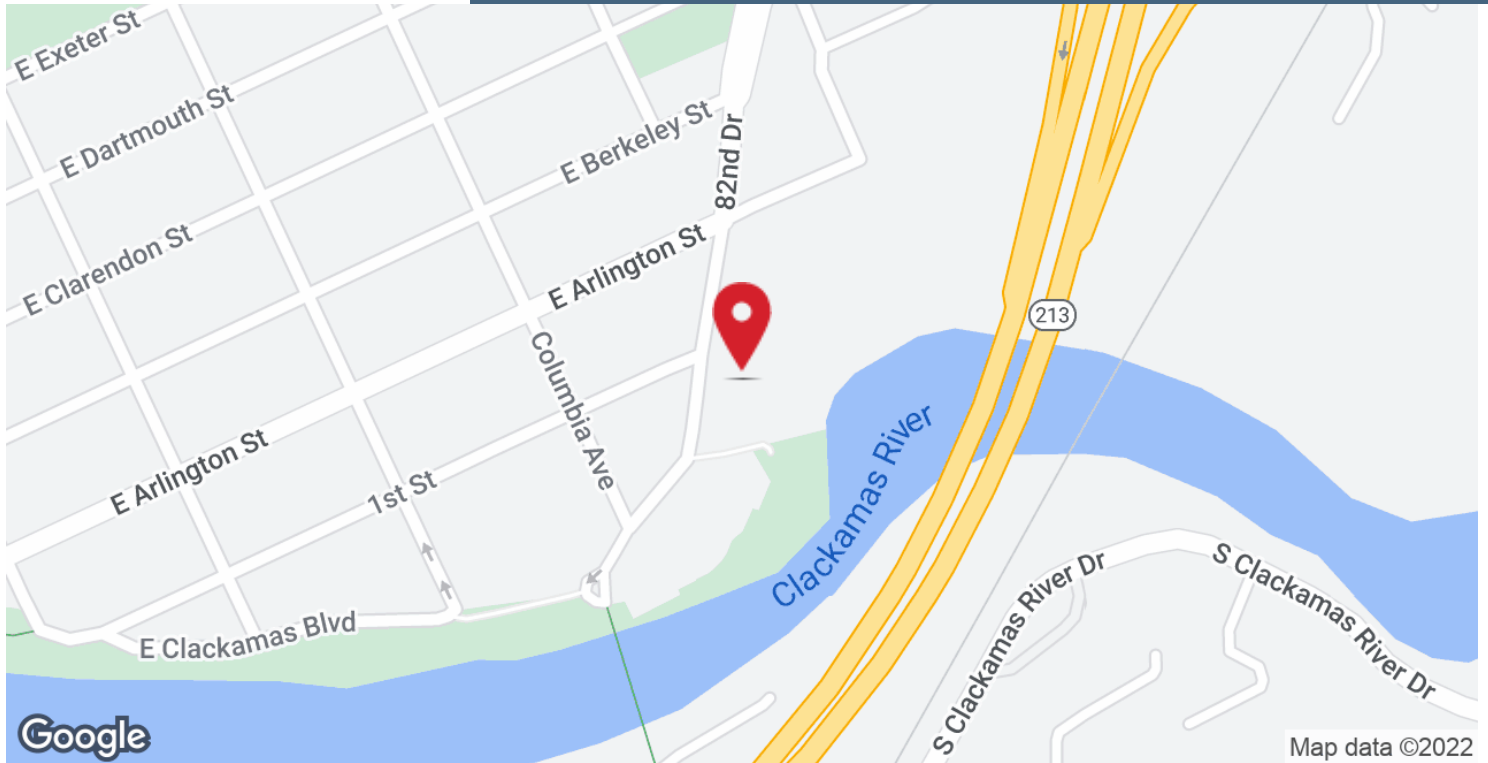
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LOCATION MAPS

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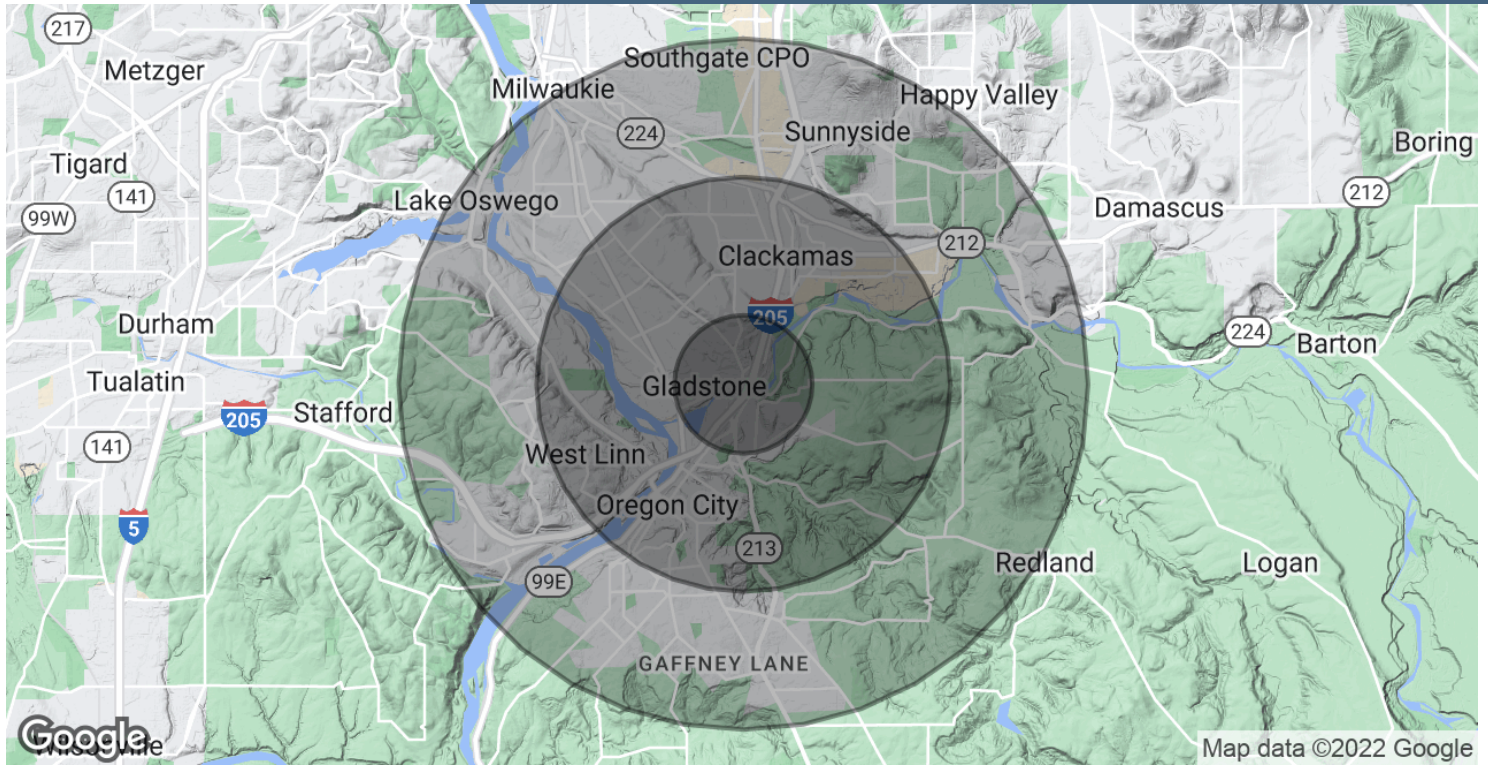
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,347	69,131	184,114
Average Age	42.9	40.3	39.1
Average Age (Male)	41.5	38.6	37.4
Average Age (Female)	44.3	42.4	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,898	27,732	72,722
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$63,606	\$67,399	\$70,841
Average House Value	\$385,584	\$319,081	\$342,390

* Demographic data derived from 2020 ACS - US Census

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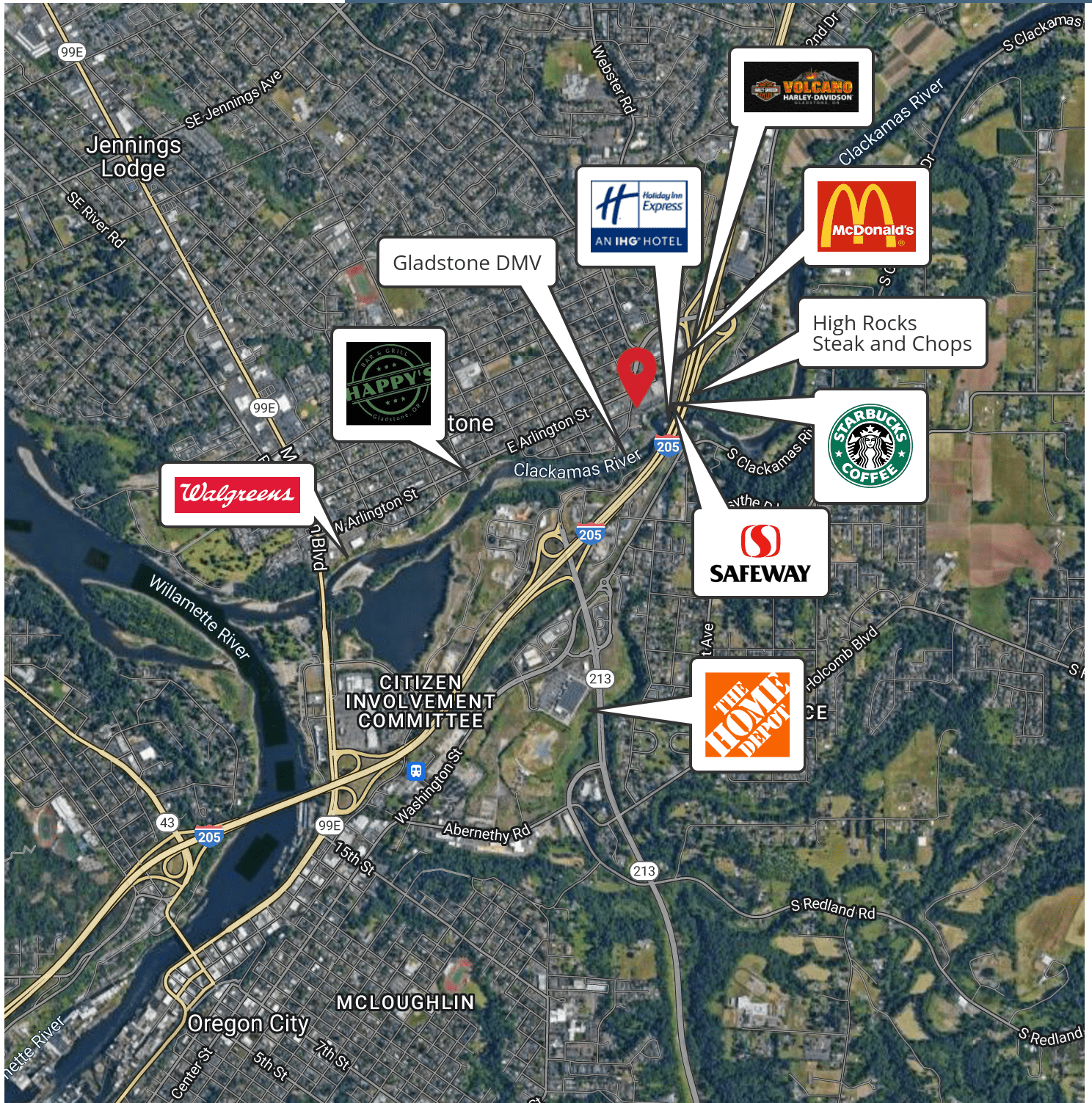
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RETAILER MAP

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